

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
November 11, 2005**

The meeting was called to order by Chairman Skip McGrew at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo  
Janet Grashof  
Steve Green  
Bill Moore  
Skip McGrew  
Ken Nicely

Others Present:

Craig Kologie and Ted Koven representing Castle Valley as the Township Engineer  
Elaine McGrew, liaison with the Historical Commission  
Dorothy Kirk representing the Wallace Trails Association

**I. MINUTES**

Ms Grashof moved to approve the minutes of the October 12 meeting as presented. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Hankin Central Phase Preliminary Plan**

No further discussion of this application is expected until a complete revised plan is received from the applicant. This is expected to occur before the December 14<sup>th</sup> meeting.

**Louderback Preliminary/Final Plan**

Jim Baker appeared representing the applicant. All of the issues in the Township Engineer's letter of October 12, 2005 have been addressed. Mr. Baker stated that the Township Solicitor's comments on the conservation easements and the shared driveway maintenance agreement will be reflected in redrafted documents. Mr Kologie recommended approval conditioned on final approval of the easement documents and maintenance agreement by all parties, and DEP approval of the Planning Module.

Accordingly Ms. D'Angelo moved to recommend that the Board of Supervisors approve the Louderback Subdivision Plan with the conditions listed above. Ms Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**Harlan Preliminary/Final Plan**

Dave Beideman appeared representing the applicant. He informed the Planning Commission that the Harlans have withdrawn their offer of a public trail easement. He stated that the plan would be revised to reflect this change and was informed that a 90

day extension would be required with a plan revision. He agreed to provide the extension. It was also noted that the Historical Commission has examined the impact on the adjacent historical resource and was expected to confirm that no further vegetative buffering would be required.

#### **Downingtown Area School District Land Development Plan**

Greg Newell of Nave Newell Engineering appeared representing the applicant. He indicated that a revised plan has been submitted to resolve the issues listed in the Township Engineer's letter. Assuming no further issues are raised by Mr. Kologie in his next review letter, Mr. Newell asked for Planning Commission action on the plan at the December meeting. To that end, Mr. Newell agreed to the following regarding conditional use requirements:

- The lighting plan will be forwarded to Mr. Stan Stubbe for approval.
- Proof of access and sewer easements to Indiantown Road will be provided
- Right of way easements or proof of property acquisition on Fairview Road will be provided.
- The design for the perimeter fence will be provided. A split rail fence with wire mesh is the proposed material. However, the location of the fence with respect to the proposed perimeter trail must be reviewed by the Trails Association.
- Compliance with the County model stormwater ordinance will be demonstrated.
- The proposed location of flashing warning signals will be indicated on the plan.
- Approval from fire consultant Mike Holmes will be obtained for the alarm and sprinkler system design.
- Approval of the Glen Moore fire marshal will be obtained for the access road design and surface treatments.

Other issues discussed included the impact mitigation required for the neighboring historic resources and the need for a letter of approval from the Historical Commission. Also, additional waivers are being requested for the woodlands study and for the construction phase stormwater analysis.

#### **Coltsfoot (aka Kolb, aka DelGatto) Preliminary Plan Application**

Dave Beideman granted an extension on behalf of the applicant for this application.

### **IV. OLD BUSINESS**

#### **Subdivision Ordinance Revisions**

It was agreed that the sections of the proposed SALDO revision dealing with the definition and documentation requirements of various subdivision classifications will be discussed at the November 16 work session.

#### **Zoning Ordinance Revisions**

A possible change to Article XI Section 1105 regarding the required content of a conservation easement was discussed. The objective is to prohibit subdivision of conserved land, except for the subdivision plan that creates the eased greenway. This change would obviate the three separate easements being prepared for Louderback. Proposed language will be discussed at the November 16<sup>th</sup> work session.

**V. NEW BUSINESS**

Mr. Kologie discussed some landscaping changes proposed for the Rorke subdivision.

**VI. UPCOMING MEETINGS**

Supervisor's Meetings – 11/16/05 @ 8:00am and 12/7/05 @ 7:30pm

Planning Commission Meeting – 12/14/05 @ 7:30pm

Planning Commission Work Session – 10/26/05 @ 7:30pm

All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 9:25 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Murray G. McGrew, Chairman  
Wallace Township Planning Commission